

FREEHOLD



61 QUEEN STREET, DALTON-IN-FURNESS, LA15 8EH

£120,000

FEATURES

- Stylish Mid Terrace Cottage
- Popular Location With Early Inspection Advised
- Gas CH System & uPVC DG
- Open Plan Dining Room & Lounge With Wood Burner
- Modern Kitchen & Utility Area
- Two Bedrooms
- Luxury Bathroom
- Flagged Yard To Rear
- Walking Distance To Amenities
- Ideal For First Time Buyers



An exceptional opportunity to acquire this charming traditional mid-terrace home, offering generously proportioned living accommodation beautifully enhanced by a super wood burner with original style surround to the lounge, stylish wood laminate flooring to the ground floor and contemporary décor throughout. The property benefits from uPVC double glazing, gas central heating system, a modern fitted kitchen, a useful utility area, and a luxurious bathroom finished to an impressive standard. The well-appointed accommodation briefly comprises two inviting reception rooms, perfect for both relaxing and entertaining, a sleek and modern kitchen, and a separate utility room. To the first floor are two spacious double bedrooms, each offering comfortable and versatile living space. Externally, the property enjoys a private enclosed yard - ideal for low-maintenance outdoor enjoyment. Early viewing is highly recommended to fully appreciate this realistically priced home. Ideally situated within easy reach of local amenities and the town centre, this delightful property is sure to appeal to a wide range of purchasers, from first-time buyers to investors alike.

Accessed through a PVC door into:

LOUNGE

11' 3" x 13' 1" (3.43m x 3.99m)

Closed room heater with slate mantle and plinth and uPVC double glazed external door to rear yard. Door to:

UTILITY AREA

5' 2" x 4' 8" (1.57m x 1.42m)

UPVC double glazed window to side, plumbing for washing machine and space for a dryer.

ENTRANCE VESTIBULE

Entrance door and open to:

DINING ROOM

12' 1" x 13' 3" (3.68m x 4.04m)

UPVC double glazed window to front, wood laminate flooring, radiator and understairs storage. Open plan stairs to the first floor and door to:

KITCHEN

10' 1" x 6' 5" (3.07m x 1.96m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric oven, gas hob, plumbing for dishwasher and uPVC double glazed window to side. External door to rear yard and open doorway to:

FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM

8' 11" x 11' 2" (2.72m x 3.4m)

Mirror fronted wardrobes, over stairs storage, radiator and uPVC double glazed window to front.



BEDROOM

8' 3" x 8' 4" (2.54m x 2.54m)

Radiator and uPVC double glazed window to rear.

BATHROOM

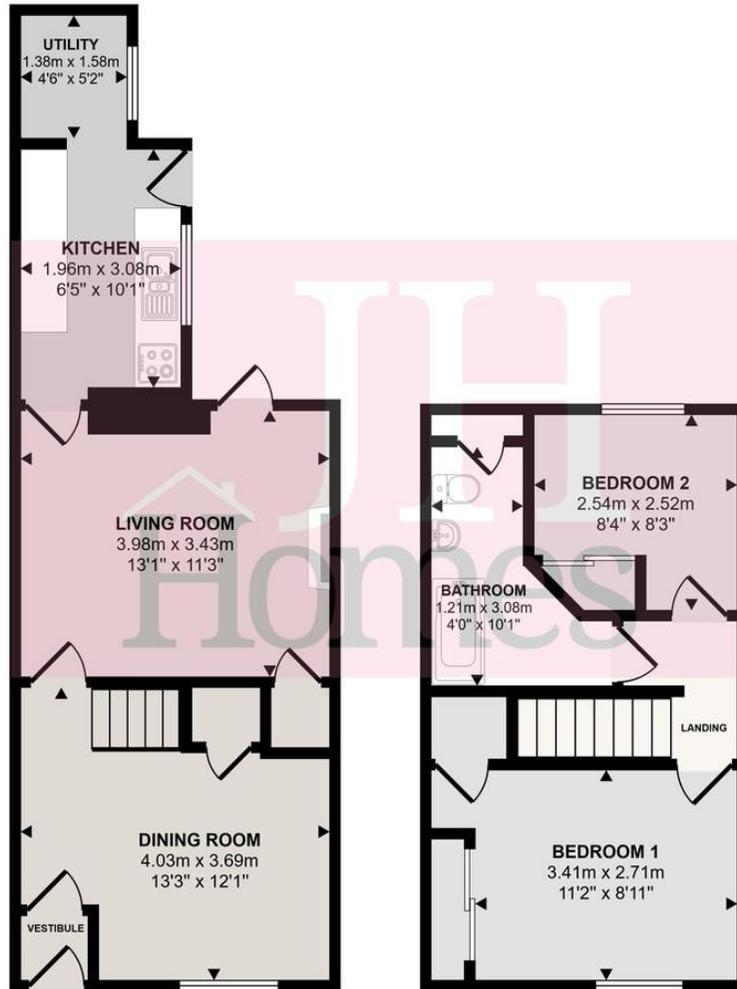
Modern three-piece suite comprising of WC, wash hand vanity basin and bath with shower above. Cupboard housing combination boiler for the heating and hot water systems.

EXTERIOR

Enclosed rear courtyard with flagging and access to rear service lane.



Approx Gross Internal Area
67 sq m / 724 sq ft



Ground Floor
Approx 38 sq m / 414 sq ft

First Floor
Approx 29 sq m / 309 sq ft

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceed into Dalton-In-Furness down Crooklands Brow from Ulverston. Turn into Ulverston Road and then right into Queen Street.
The property can be found by using the following "What Three Words":
<https://w3w.co/pilots.hydration.mistaken>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

